



**SB739-Climate Change, Homeowner's Insurance, and Emergency Management - Study  
Position: FAV**

February 25, 2026

The Honorable Pam Beidle, Chair  
Senate Finance Committee  
3 East, Miller Senate Office Building  
Annapolis, Maryland 21401  
cc: Members, Senate Finance

Chair Beidle and Members of the Committee,

Economic Action Maryland Fund writes in support of SB739 which requires the University of Maryland to study the nexus between climate change and homeowners' insurance and provide recommendations to mitigate costs and expand resiliency for homeowners, communities, and insurance producers.

A January 2025 [report](#) from the Federal Insurance Office found that consumers living in the top 20% of ZIP Codes with the highest expected annual losses from climate-related perils paid 82% more than the average for the bottom 20 percent of ZIP Codes. These zip codes also had the highest non-renewal rates from homeowners as their premiums increased.

News articles have reported on the increase in homeowners insurance premiums in areas where climate change may have particularly damaging effect as well as insurance companies refusing to renew or write policies in certain regions of a state, a practice known as [bluelining](#).

There are longer-term implications as well. If prospective homebuyers can't afford costly home insurance, they cannot obtain a mortgage, a particularly salient issue in Maryland where housing demand already outstrips supply. Moreover, if a homeowner has insurance and can no longer maintain it, the homeowner is responsible for costly repairs themselves and the insurance companies can force-place expensive plans onto the homeowner.

For all of these reasons, we need a study to provide state-level solutions to help homeowners afford mitigation and remediation efforts, to require these risks be included in underwriting, and to enable Maryland to act soon in order to protect homebuyers, homeowners, and the industry from future challenges.

We support SB739 and urge a favorable report.

Best,

Marceline White  
Executive Director

*Economic Action (formerly the Maryland Consumer Rights Coalition) champions economic rights and housing justice through advocacy, research, consumer education, and direct service. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.*

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